

**KITTITAS COUNTY PLANNING COMMISSION MEETING
Wednesday, November 5, 2008 @ 6:00 pm**

COMMISSIONERS' AUDITORIUM
205 W. Fifth Street, Ellensburg

I. Call to order and introduction of members and staff.

Chair Clark called the meeting to order at 6:00 pm.

Those present: Chair Grant Clark, Kim Green, Brian Cullinane, Rob Fraser, Mike Studer.

Those absent: no members absent.

Also present: Staff Planners Dan Valoff, Scott Turnbull, Allison Kimball, Jeff Watson and Trudie Pettit, Public Works Airport Manager and Administrative Assistant Kelly Carlson, and approximately 32 individuals representing applicants and public interest.

II. Correspondence - No correspondence.

III. Kittitas County Comprehensive Plan Annual Amendments

Staff Planner, **Scott Turnbull** stated he would like to hold the record open until next Friday, November 14, 2008 at noon for additional comments and that Planning Commission deliberation on all dockets will be held at the next regularly scheduled Planning Commission meeting on November 17, 2008.

Turnbull submitted comments received from the Department of Public Works into the record as **Exhibit A**, comments received from the public up to 5:00 pm today into the record as **Exhibit B** and stated the items that are listed as de-designation proposals from Commercial Forest to Rural require extra review by the Forest Lands Advisory Committee so they will not be heard next year.

Clark stated we will be hearing the staff presentation, applicant presentation and public testimony tonight but we will not do the deliberation and decision until the November 17, 2008 Planning Commission meeting.

A. Docket-08-01 Ellensburg Cement

Chair opened the hearing to Staff Presentation.

Staff Planner, **Scott Turnbull** read portions of the staff report into the record. Attached hereto and incorporated is a copy of that staff report.

Chair opened the hearing to Applicant Presentation.

Greg McElroy, 1808 N 42nd Street, Seattle, WA 98103, representing the applicant, stated this application would expand the mineral land designation that is already laid over the existing Ivan Hutchinson pit adjacent to the freeway and explained the application in more detail and how it meets the criteria.

Lenny Morrison, 709 S Whitman, Ellensburg, WA 98926, gave a brief history of the existing pit and surrounding area and submitted an amended 13 criteria into the record as **Exhibit A**.

Studer asked how many employees the company has when they are up and running.

Morrison stated close to 70.

Studer asked what happens when they are finished mining.

Morrison stated it has to be reclaimed to the Department of Natural Resources with a reclamation plan.

Green asked what he expects from the new life of this resource.

Morrison stated it depends on how well the valley grows and the needs.

Fraser asked if the resource is being sold to other Counties as well.

Morrison stated no it is just for the County use by Ellensburg Cement Products.

Cullinane asked if this property will be developed in sections and what time frame will it be returned to its natural state where it can be utilized for other purposes.

Morrison stated the 14.4 acres will be put back in reclamation within one year after they are finished and that is a regulation of the Department of Natural Resources.

Jeff Hutchinson, PO Box 938, Ellensburg, WA 98926, representing the applicant, stated he is mainly here to answer any questions and gave a brief history of the site.

Studer asked if this pit is not expanded on what are the alternatives.

Hutchinson stated looking for other places and haul it to the only permitted processing plant in lower Kittitas County.

Fraser asked if they are currently using some of Mr. Taylor's property.

Hutchinson stated we purchased some already and are mining some of that.

Fraser asked what is done with the ground water when it fills the pits.

Hutchinson stated they pump it out with permits from the Department of Ecology.

Chair opened the hearing to Public Testimony.

Phil Lamb, PO Box 4, Yakima, WA 98907, representing the neighboring property owner Patrick Hand, stated this is premature for the Planning Commission to be having this hearing because there has not been environmental review and there is no indication of when there will be environmental review and gave testimony as to why this application should be denied due to an incomplete application and inadequate record. **Lamb** submitted into the record **Exhibit B**.

Chair opened the hearing to Applicant Rebuttal.

McElroy, stated there are a lot of differences in the way Kittitas County and Yakima County process these applications; the important point is that this is a GMA compliant procedure that has been used in this County that does not require the applicant to submit a SEPA checklist at this time and the applicant will submit to the Board answers to Mr. Lamb's specific questions.

Hutchinson stated right now we have out of 200 acres about 50 acres left to last about 10 years, with the addition of the proposed acreage we would have about 40-50 years left at the current rate.

B. Docket-08-02 BDG Partnership

Chair opened the hearing to Staff Presentation.

Staff Planner, **Scott Turnbull** stated this application needs to be reviewed by the Forest Lands Advisory Committee and will be heard next year.

C. Docket-08-03 R&R Heights Land Company, Inc.

Chair opened the hearing to Staff Presentation.

Staff Planner, **Scott Turnbull** read portions of the staff report into the record. Attached hereto and incorporated is a copy of that staff report and submitted into the record **Exhibit A**.

Chair opened the hearing to Applicant Presentation.

Anne Watanabe, PO Box 687, Roslyn, WA 98941, representing the applicant, presented a presentation supporting the application and submitted that presentation into the record as **Exhibit B**.

Clark asked if the upper portion of Horvat Road would be abandoned.

Watanabe stated yes that portion would be vacated.

Chair opened the hearing to Public Testimony.

James Boyle, PO Box 39, Ronald, WA 98940, representing his family and himself, stated he is opposing this rezone, stated his concerns and submitted into the record **Exhibit C**.

Bob Hornbein, 113 5th Street Alley, Roslyn, WA 98941, representing himself and his dog, stated the comments from Mr. Boyle, Futurewise, Ridge and KCCC reflect the most of his sentiments and stated his concerns for this application.

Nathan Weis, 601 R&R Heights Drive, Roslyn, WA 98941, stated he is Vice President of R&R Heights Land Company and presented his testimony in support of the application, businesses in the community are supportive of this application.

Green asked how many people the company employs.

Weis stated in Roslyn about 65, state wide and in Idaho about 120.

Cullinane asked if we will have an opportunity to ask these individuals questions at the next meeting, his concern is that we have gotten as much information this evening as we had in our packet from staff and there could be questions after looking at this information.

Clark stated we won't be able to because at some point we have to close the public testimony and if we allow them to testify at that point then we have to continue to accept public testimony.

Cullinane asked if we could in the future put a date for this information so we can review the information and ask questions.

Clark stated that would be appropriate but we have to ask staff how to handle it.

Turnbull stated if you feel you need to ask staff or the applicant further questions you can continue this portion of public testimony to the next hearing.

Cullinane stated some of these, not only this item, we have received as much information from the applicant as we have in the book and in the issue of fairness just to be able to digest that information and ask questions is his only concern.

Turnbull stated some of the comments we received we did not receive until 4:30 pm today.

Cullinane stated he sees what staff is talking about but can we put a date to give a little time to review prior to the hearing.

Turnbull stated staff will take that into consideration.

David Taylor, 1661 Bean Road, Moxee, WA 98936, representing himself, stated in regards to exempt wells, following the 1997 Attorney General's opinion #6 he represented the Eastern Washington County Planning Directors as their Vice President on their Department of Ecology workgroup and the state law does allow for the use of an exempt well for commercial uses.

Chair opened the hearing to Applicant Rebuttal.

Watanabe, thanked Mr. Taylor for the clarification on the exempt well issue and that this would be a transient or non-transient use which we would use an exempt well and it depends on how many people it would serve.

Clark asked if we wanted to leave the public testimony open or continue it to the next meeting.

Cullinane stated it is difficult to be fair when you are getting as much information tonight as we had in our packets and this is somewhat a concern to be able to make a decision.

Valoff stated if the Planning Commission members have questions they can ask staff for clarification.

Cullinane asked if staff contacts the applicant and those with concerns for the answers.

Valoff stated no, those questions can be asked of staff and during Board deliberation and that is part of the process of deliberation between the Board members.

Clark stated the Public Testimony is closed and Board deliberation will be on the 17th.

D. Docket-08-04 Creekside Acres

Chair opened the hearing to Staff Presentation.

Staff Planner, **Scott Turnbull** stated this is a non-project rezone and it will be heard at a later date.

E. Docket-08-05 Sharon Rusch

Chair opened the hearing to Staff Presentation.

Staff Planner, **Scott Turnbull** read portions of his staff report into the record. Attached hereto and incorporated is a copy of the staff report.

Chair opened the hearing to Applicant Presentation.

Vernon Swesey, PO Box 687, Roslyn, WA 98941, representing the applicant, gave an overview of the application and submitted into the record **Exhibit A**.

Studer asked where State Route 903 is in relation to the subject property.

Swesey gave clarification on the location of State Route 903.

Fraser asked if these are empty lots.

Swesey gave clarification on the lots.

Chair opened the hearing to Public Testimony.

James Boyle, PO Box 39, Ronald, WA 98940, representing himself and his family, presented his testimony against the project and submitted into the record **Exhibit B**.

Minnette Drysdale, 8403 State Route 903, Ronald, WA 98940, representing herself, presented her testimony against the project and submitted into the record **Exhibit C**.

Green asked staff some of the uses currently allowed in that zone.

Turnbull stated this is not a zone change.

Green asked what is allowed there now, she noticed they have some businesses and they are asking for commercial, what is allowed there now that could be conceived as commercial.

Turnbull stated it is a residential neighborhood currently and this application is proposing to change from rural-residential to commercial, land use is the first step then they would have to go through the rezone process to change the zoning.

Studer asked for the State and County accident reports for that area.

Turnbull stated he could ask for that from Public Works.

Studer asked for the location of Miss. Drysdale's house in relation to the subject property.

Drysdale gave clarification on the location of her house.

Studer asked what business she runs out of her house.

Drysdale stated a hair salon that is grandfathered in.

Cullinane asked about the utilities that will serve the subject property.

Turnbull stated this is a land use change and that will be addressed at the time of development.

Nathan Weis, 601 R&R Heights Drive, Roslyn, WA 98941, representing himself, stated they own property adjacent to the subject property, gave testimony on issues with the property and stated he is neither for or against the application.

The Chair opened the hearing to Applicant Rebuttal.

Swesey stated this is a non project action and addressed some of the questions and issues raised during public testimony.

F. Docket-08-06 Murhy at Loch Kachess LLC

Chair opened the hearing to Staff Presentation.

Staff Planner, **Scott Turnbull** stated this application is a request to go from Commercial Forest to Rural so it will be heard next year.

G. Docket-08-07 Keechelus Ridge HOA

Chair opened the hearing to Staff Presentation.

Staff Planner, **Scott Turnbull** stated this application is a request to go from Commercial Forest to Rural so it will be heard next year.

H. Docket-08-08 Jensen

Chair opened the hearing to Staff Presentation.

Staff Planner, **Scott Turnbull** read portions of his staff report into the record. Attached hereto and incorporated is a copy of that staff report.

Chair opened the hearing to Applicant Presentation.

Randy Jensen, 3922 112th Street E, Tacoma, WA 98446, applicant, stated the map handed out shows the corrected acreages and is asking to rezone this from residential to commercial, if you look at the map the surrounding properties are all zoned commercial and this would make sense. **Jensen** described the surrounding properties and submitted a map into the record as **Exhibit A**.

Fraser asked if that was currently a rental property.

Jensen stated yes, it is a rental property.

Studer asked how many residences are in that block of Vantage Highway.

Jensen gave clarification on the surrounding residences.

Clark asked for clarification on the land use map in the vicinity of the subject property.

Turnbull clarified the land use map.

Chair opened the hearing to Public Testimony.

Mike Smith, 501 North Anderson Street, Ellensburg, WA 98926, representing the City of Ellensburg Community Development Services, stated this makes sense to have the limited commercial use continue out along Vantage Highway.

Fraser asked if the neighbors property would be included in this application.

Turnbull stated no, the proposal is just for the two parcels listed in the application.

Chair opened the hearing to Applicant Rebuttal. No applicant rebuttal do to no adverse testimony.

I. Docket-08-09 Campbell & Sukert

Chair opened the hearing to Staff Presentation.

Staff Planner, **Scott Turnbull** asked for the applicant to step up to the microphone.

Chair opened the hearing to Applicant Presentation.

David Taylor, 1661 Bean Road, Moxee, WA 98936, representing the applicant, stated this area of the Bullfrog interchange has had a history of fighting between the jurisdictions, the applicant is going to withdraw the application in order to work with Roslyn, Cle Elum and the County to facilitate the initiation of a sub area plan. The applicant would like to note there is considerable risk in doing so, also the cost of \$2100 for the application and we ask the County to start working with the Cities, if the jurisdictions fail to act we reserve the right to apply next year but at this time we withdraw the application.

J. Docket-08-10 City of Ellensburg

Chair opened the hearing to Staff Presentation.

Staff Planner, **Scott Turnbull** read portions of the staff report into the record. Attached hereto and incorporated is a copy of the staff report and submitted into the record **Exhibit A**.

Chair opened the hearing to Applicant Presentation.

Mike Smith, 501 North Anderson Street, Ellensburg, WA 98926, representing the City of Ellensburg Community Development Services, stated this is getting the County's land use designation map current with what the City of Ellensburg has included in their land use designation map, explained the application and submitted into the record **Exhibit B**.

Fraser asked if the new houses built on the south side of Bowers Road are part of this application.

Smith stated they are in the Urban Growth Area but they are regulated by the County because they are outside the City limits.

Chair opened the hearing to Public Testimony. No public Testimony.

Chair opened the hearing to Applicant Rebuttal. No applicant rebuttal.

K. Docket-08-11 City of Ellensburg

Chair opened the hearing to Staff Presentation.

Staff Planner, **Scott Turnbull** read portions of the staff report into the record. Attached hereto and incorporated is a copy of the staff report.

Chair opened the hearing to Applicant Presentation.

Mike Smith, 501 North Anderson Street, Ellensburg, WA 98926, representing the City of Ellensburg Community Development Services, stated the Urban Growth Boundary was adopted in 1997, its been amended a couple of times, this application is to remove the Urban Growth Area south of the City and trade it with the area north of the City to take in the airport. **Smith** discussed the primary reason for the trade of land and submitted into the record **Exhibit B**.

Clark asked for clarification on the areas being traded.

Smith gave clarification on the map.

Clark asked how the airport overlay affects the development that is proposed in that area.

Smith stated there are different zones that have different intensities of land uses allowed.

Clark asked how much acreage is feasibly developable.

Smith stated its not anywhere near the 620 acres, there is an area in the northeastern of the airport property that shows as a wetland

Fraser asked if there are fly over zones.

Smith stated yes the City and County adopted an airport overlay zone, the densities and zoning are very strict.

Fraser asked if there is a shooting club in the middle.

Smith stated yes, but he is not sure what they are doing with that.

Chair opened the hearing to Public Testimony.

Fritz Glover, 2271 Payne Road, Ellensburg, WA 98926, representing himself, representing himself although he is the Chair of the Boundary Review Board for Kittitas County and is on the Land Use Advisory Committee, stated this is a prime area for development with the exception of the airport and by adding this to the Urban Growth Area at this time allows for the collaboration of the City and the County.

Andrew Johnson, 260 Lenex Road, Ellensburg, WA 98926, representing himself, stated he is not in favor of the Urban Growth Area extending west of the airport, there is no reason the County can't develop that into industrial and expressed his concerns about the application.

Jack Dugan, 1906 Dry Creek Road, Ellensburg, WA 98926, representing himself although he sits on the Airport Advisory Board, stated he would like the Planning Commission members to recommend to the Board of County Commissioners that they approve the extension of the Urban Growth Area to include the entire airport.

Public Works Airport Manager, **Kelly Carlson**, stated they have created a binding site plan creating parcels for lease, with this extension it will open the door up for more options and recommends approval to the Board of County Commissioners.

Fraser asked where the DNR fits in all this.

Carlson stated the DNR leases property from the County and they are on a long term lease.

Cullinane asked if the EDG has buildings out there.

Carlson stated yes.

Shan Rowbotham, 5461 Look Road, Ellensburg, WA 98926, representing himself although he sits on the Airport Advisory Committee and works for the City of Ellensburg Light and Gas Department, stated he would like to recommend the extension of this property and discussed why. **Rowbotham** stated this is an enterprise fund to the County, it is not a burden to the tax payers at this point.

Chair opened the hearing to Applicant Rebuttal.

Smith stated the area south of the City is currently in the Urban Growth Area, we are not adding land to that area we are taking it away, the area south of Bowers Road is currently in the Urban Growth area and addressed some concerns brought up during the public testimony.

L. Docket-08-12 Andrew Hirsch

Chair opened the hearing to Staff Presentation.

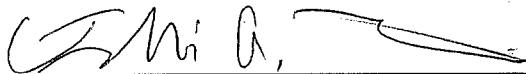
Staff Planner, **Scott Turnbull** stated this would not be heard tonight.

Clark stated written testimony can be submitted on these applications up to Friday, November 14, 2008 at noon and deliberation and decision will be continued to the November 17, 2008 Planning Commission meeting.

Watson stated if the Planning Commission members have any questions regarding the maps to contact staff.

Next regularly scheduled meeting is November 17, 2008 at 6:30 pm in the Commissioner's Auditorium.

Meeting was adjourned at 9:45 pm.



Trudie Pettit, Planning Commission Clerk